

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Special Permit

AFFECTED DISTRICT: 1

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SPECIAL PERMIT - SE 8-1-09, Psychic Shop and Gifts, 4252 Davie Road (RAC-TC) (to allow astrology and other fortune telling activities) Planning and Zoning Board recommended approval

REPORT IN BRIEF: The petitioner is requesting the approval of a special permit to allow astrology and other fortune telling activities in accordance with the Town of Davie's Land Development Code.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the September 14, 2009 CRA Board, the board decided it would not be proper to comment as they do not have jurisdiction and because this is already a matter of litigation between the proposed tenant of this building the Town of Davie.

At the September 23, 2009 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Vice-Chair Busey, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Application: SE 8-1-09/09-100/Psychic Shop and Gifts
Original Report Date: 9/15/09

Revision(s): 9/25/09

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Goodson Ingle Building, Corp. /
Douglas and Dina Johnson
Address: 2824 Davie Road
City: Davie, Florida 33314
Phone: (954) 797-6797

Petitioner:

Name: Donnie Eli
Address: 1319 Seminole Drive
City: Fort Lauderdale, Florida 33304
Phone: (954) 410-6744

Background Information

Date of Notification: September 16, 2009 **N u m b e r o f**
Notifications: 764

Application Request: Special Permit to allow astrology and other fortune telling activities in accordance with Town of Davie Code of Ordinance, Land Development Code Section 12-503 Definitions

Address: 4252 Davie Road

Location: Generally located east of Davie Road and north of Orange Drive

Future Land Use

Plan Map Designation: Regional Activity Center (RAC)

Zoning: RAC-TC (Regional Activity Center – Town Center District)

Existing Use: Freestanding building

Net Parcel Size: Approximately 6,668 square feet (.15 acres)

Proposed Use:

Fortune Telling / Astrology

<u>Designations:</u>		<u>Surrounding Uses:</u>
North:	Center (RAC)	Commercial building
South:	Center (RAC)	Vacant Parcel
East:	Center (RAC)	Commercial building
West:	Center (RAC)	Vacant Parcel

Surrounding Land
Use Plan Map

Regional	Activity
Regional	Activity
Regional	Activity
Regional	Activity

Surrounding Zoning:

North:	RAC-TC (Regional Activity Center – Town Center District)
South:	RAC-TC (Regional Activity Center – Town Center District)
East:	RAC-TC (Regional Activity Center – Town Center District)
West:	RAC-TC (Regional Activity Center – Town Center District)

Zoning History

Related Zoning History:

On September 17, 1997, the Town of Davie Council approved the Regional Activity Center Future Land Use Classification for the area including the subject site.

On February 6, 2008, the Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. Consequently; as a result, the subject site was rezoned from B-2, Community Business District to RAC-TC, Regional Activity Center – Town Center District.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Town of Davie, Code of Ordinances, Chapter 12, §12-308: Review for special permits.

Town of Davie, Code of Ordinances, Chapter 12, §12-35: Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

Town of Davie, Code of Ordinances, Chapter 12, §12-32.506, (D) Davie Town Center District, (2) District Intent and Character: Located in the southern portion of the RAC, this district is also known as Downtown Davie, and is located within the Community Redevelopment Area. A portion of the RAC-TC District is governed by the Western Theme Overlay District Development Manual architectural and signage standards, which in the case of conflict take precedence over the architectural and signage standards and guidelines of this Division within Western Theme Overlay District. The district's focus will be on-street life and the civic center of the town. Town Hall and the Rodeo Grounds will anchor the area west of Davie Road. East of Davie Road, the area will be allowed to develop organically, with few constraints as to the location of use types, as a true mixed-use neighborhood including retail, office, service, lodging, and residential uses. These uses may occur in any compatible combination that complies with standards and regulations of this Division. Town Hall and Rodeo Grounds improvements, as well as a renewed commitment to the street will drive redevelopment renewed vibrancy in this district.

Town of Davie, Code of Ordinances, Chapter 12, §12-503 Definitions - Personal services: Any business activity of a personal nature, provided to the general public. Personal services may include barbershops, beauty salons, dry cleaning pick-up service, seamstress, shoe repair, tailor, and other similar uses. Astrologists and other fortune telling activities may be permitted by special permit issued pursuant to Article X.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 8; This Planning area includes land located south of Nova Drive and north of Griffin Road, and west of the Florida Turnpike and east of University Drive. This planning Area is the heart of Davie, and is the most diverse, characterized by older, small scale commercial development, older single family residential neighborhoods, and newer, large scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, McFather Vocational School, among others. The planning area also encompasses the downtown Davie Business District.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 98.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 17, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner is requesting the use of astrology and other fortune telling activities in accordance with the Town of Davie's Land Development Code.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on September 8 and September 15, 2009. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

Staff finds that the requested use (astrology and other fortune telling activities) is considered by the Town's Code of Ordinance as a "Personal Services." According to the Town's table of permitted uses, "Personal Services" are permitted within the RAC-TC, Regional Activity Center – Town Center District. Additionally, per the Town's code definition of "Personal Services," the requested use may be permitted by special permit issued pursuant to Article X.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie Land Development Code, Section 12-308(A) (1) (a) for special

permits applications based upon its consideration of, where applicable, whether or not the proposed special permit:

- (i) Is contrary to the adopted Comprehensive Plan, as amended, or any element or portion thereof;

The requested use is considered commercial and is categorized as a "Personal Services." Presently, commercial uses are appropriate and suitable under the Town's adopted Comprehensive Plan for the Regional Activity Center (RAC).

- (ii) Will create an unrelated and incompatible adjacent use;

The Regional Activity Center (RAC) encourages a true mixed-use neighborhood uses including retail, office, service, lodging, and residential uses. The proposed use will pose no incompatibilities with existing and future surrounding mixed-use properties.

- (iii) Will adversely affect living conditions in the neighborhood or the Town;

The requested use will have no adverse impacts on living conditions in the neighborhood or in the Town as the surrounding occupancies are commercial.

- (iv) Will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;

The requested use will not excessively increase vehicular traffic congestion. Anticipated uses around the subject property are commercial; therefore no traffic increases will be created.

- (v) Will adversely affect surrounding property values;

The requested use is consistent with the existing zoning of RAC-TC (Regional Activity Center – Town Center District) and should have minimal impact on surrounding property values.

- (vi) Will be a deterrent to the improvement or development of other property in accord with existing regulations;

The requested use is a commercial and would not deter any of the surrounding property owners from developing or improving their properties. Additionally, the surrounding properties will not be negatively impacted visually by the requested use; any improvements to the existing building or property must adhere to the Town's western theme design manual.

- (vii) Will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The requested use is not a grant of special privilege; individuals may follow the same code procedures requesting Town Council to determine if use is in contrast with the welfare of the general public.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

CRA Board Recommendation

At the September 14, 2009 CRA Board, the board decided it would not be proper to comment as they do not have jurisdiction and because this is already a matter of litigation between the proposed tenant of this building the Town of Davie.

Planning and Zoning Board Recommendation

At the September 23, 2009 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Vice-Chair Busey, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 5-0)**

Town Council Motion

Exhibits

1. Justification Letter
 2. 1,000' Mail-out Radius Map
 3. 1,000' Mail-out
 4. Public Participation Notice
 5. Public Participation Sign-in Sheet
 6. Public Participation Summaries
 7. Future Land Use Plan Map
 8. Zoning Map
-

Prepared by: _____
Reviewed by: _____

*File Location: P&Z\0_Dev Review\Development Applications\Applications\SE_Special Permit\SE_09\SE 8-1-09
Psychic Shop & Gifts*

LAW OFFICES OF

KENT AND CORMICAN, P.A.

Attorneys at Law

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Russell L. Cormican, Esquire



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<http://www.normkent.com>

August 19, 2009

Town of Davie
6591 Orange Drive
Davie, Florida 33314

Re: Justification Letter for Special Permit Application
Donnie Eli
4252 Davie Road, Davie, Florida, 33314

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Town of Davie
Planning & Zoning

Dear Sir or Madam:

Please be advised that the undersigned attorney is counsel for Donnie Eli, who is a tenant at 4252 Davie Road, Davie, Florida, 33314. This justification letter is being submitted pursuant to a request for a special permit for that property, pursuant to §12-503, of the Davie Code of Ordinances, in order to conduct fortune telling and astrology related services at that location.

This letter is being prepared in an effort to comply with the existing requirements for obtaining a special permit, but does not amount to a waiver of any claims that exist concerning the constitutionality of those requirements. My client currently has a pending civil action against the Town of Davie concerning the legality of the special permit requirement (Case No. 09-035182 (03)) and this application is part of an attempt to amicably settle that pending claim. Nothing in this letter or my client's application shall constitute a waiver of those claims.

My client seeks to operate a business offering fortune telling and astrology related services at the aforementioned location, which is within the RAC-TC zoning district. That zoning district allows such business, under the "personal services" category, but §12-503 requires that they obtain a special permit.

My client is 36 years old and has experience operating such businesses. He previously owned a similar business located on Federal Highway in Fort Lauderdale, which he operated for approximately four (4) years. He has since sold that business location and seeks to re-open in Davie. My client is a South Florida resident in good standing, who has never been sued and has no criminal record. He is a family man, with

a wife and children. It is his desire to open a quality business that benefits the community and neighborhood.

The special permit procedure requests that this letter address the seven considerations provided by §12-308(a)(1) which apply to special permit applications, and each are addressed below:

Is the use contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.

The proposed use is not contrary to the Code and, to the contrary, is ideally suited for the zoning district the property is located in. The property is located within the RAC-TC district, which §12-32.506(4)(b) of the Code describes as being "envisioned as a mixed use village". At §12-32.506(2), the Code further describes the RAC-TC district by stating that "the area will be allowed to develop organically, with few constraints as to the location of use types, as a true mixed use neighborhood, including retail, office, service, lodging and residential uses".

As that language clearly indicates, the Code has established the RAC-TC district as a zone that invites diversity in use and encourages a more open approach to permissible business types. It is with that intent in mind, that my client's application should be considered.

Will the use create an unrelated and incompatible adjacent use.

The property which my client has leased is a free standing structure which will require no structural modifications or alterations. Therefore, there will be no impact upon adjacent uses.

Will the use adversely affect the living conditions in the neighborhood or town.

The use will have no adverse impact on the living conditions of the neighborhood. The property is located on a busy commercial thoroughfare, Davie Road, and will not create anymore impact than an ordinary service business, such as a professional office. The business does not create noise, does not open at unusual hours, and does not draw large crowds or unseemly clientele. The business will have no impact on the surrounding neighborhood, other than to add an active and well-maintained business where there was previously a vacant building.

Will the use create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety.

The use will have no impact upon traffic as it does not draw anymore members of the public than any ordinary retail or service use. My client does not receive large deliveries of any products and there would be no trucks or large vehicles on the property. In fact, the proposed use probably has less of an impact on traffic than other service and

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City of Davie
Planning & Zoning

retail uses in that fortune telling and astrology consultation clients are seen individually, with only one client at the property at a time.

Will the use adversely affect the surrounding property values.

The use will not adversely impact on surrounding property values. My client has always maintained an attractive and well-kept business at his previous locations and is determined to keep those same standards at this location. My client does not utilize garish signs or colors and maintains a aesthetically pleasing look to his business. My client also fully agrees to comply with all signage requirements and will work in good faith with the Town of Davie to create a business that blends well with the existing neighborhood.

Will the special permitted use be a deterrent to the improvement or development of other property in accord with existing regulations.


The use will not deter the improvement of other properties in the zone, but rather, will encourage further business development of the area by serving as a thriving and successful business location that draws consumers and customers to the area. Allowing my client's business to open and thrive, will benefit other businesses located in the area by attracting persons with disposable income.

Will the use constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The proposed use would not be contrary to the welfare of the general public in any manner, and therefore would not operate as a special privilege. There is a segment of the public that is genuinely interested in the practice of astrological interpretation and the ancient arts associated with tarot cards and other fortune telling activities. Some persons are sincere adherents to those practices, while others utilize those services for entertainment purposes. My client offers a comfortable and presentable venue for persons in the community who enjoy those services. My client has no history of engaging in fraudulent activities and wishes to operate out in the open, in full cooperation with City officials.

As illustrated above, the proposed use would satisfy each of the seven stated guidelines and would serve as an asset to the community. Accordingly, I ask that you grant the special permit for fortune telling and astrological services. Should you have any additional requests or concerns, please contact me.

Sincerely,


RUSSELL L. CORMICAN, ESQ.
KENT AND CORMICAN, P.A.
Attorneys for Donnie Eli

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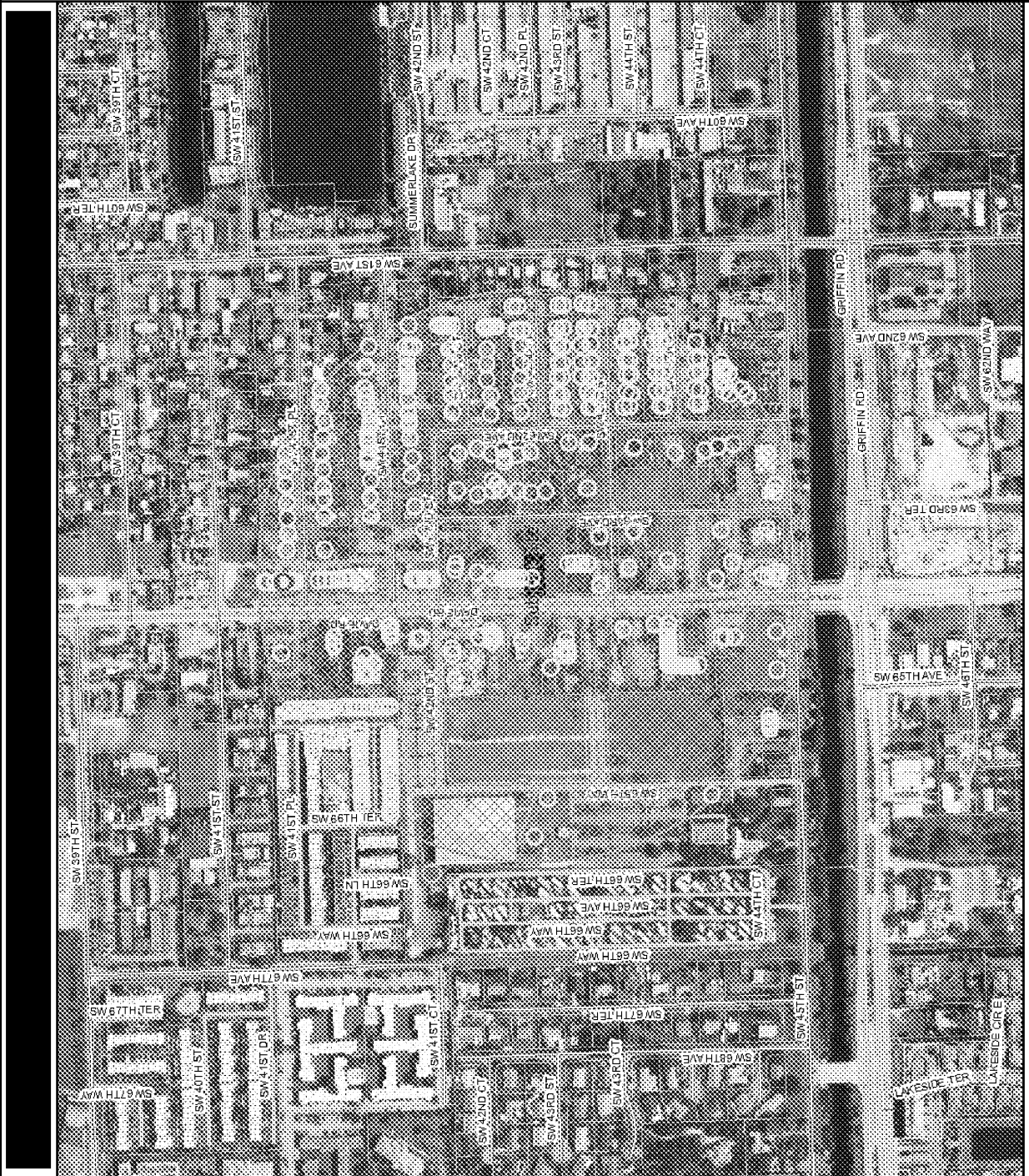


Streets
DEDICATION, OWNER-F
----- PRIVATE ROAD, PRIVATE, LOCAL OWNED
----- PUBLIC, OWNER NOT SPECIFIED
----- PUBLIC, COUNTY OWNED
----- PUBLIC, LOCAL OWNED
----- PUBLIC, STATE OWNED
----- DEDICATION NOT LISTED,
----- DEDICATION NEEDS VERIFICATION
Parcels

Exhibit 2 (1,000' Mail-out Radius Map)



520 ft



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume



ADDRESS_1	ADDRESS_2	C_S_Z
4101 SW 64 AVE		DAVIE FL 33314
4118 SW 64 AVE		DAVIE FL 33314
4120 SW 64 AVE		DAVIE FL 33314
4122 SW 64 AVE		DAVIE FL 33314
4122 SW 65 AVE		DAVIE FL 33314
4124 DAVIE RD		DAVIE FL 33314
4124 SW 64 AVE		DAVIE FL 33314
4124 SW 65 AVE		DAVIE FL 33314
4125 SW 64 AVE		DAVIE FL 33314
4126 SW 65 AVE		DAVIE FL 33314
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4128 SW 64 AVE		DAVIE FL 33314
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4130 SW 64 AVE		DAVIE FL 33314
4130 SW 65 AVE		DAVIE FL 33314
4130 SW 65 AVE		DAVIE FL 33314
4131 SW 64 AVE	UNIT 111	DAVIE FL 33314
4132 SW 65 AVE		DAVIE FL 33314
4132 SW 65 AVE		DAVIE FL 33314
4133 SW 65 AVE		DAVIE FL 33314
4134 SW 64 AVE		DAVIE FL 33314
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4143 SW 65 AVE		DAVIE FL 33314
4144 SW 64 AVE		DAVIE FL 33314
4146 SW 64 AVE		DAVIE FL 33314
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4150 SW 64 AVE		DAVIE FL 33314
4150 SW 64 AVE		DAVIE FL 33314
4150 SW 65 AVE		DAVIE FL 33314
4150 SW 65 AVE	UNIT 78	DAVIE FL 33314
4150 SW 66 TER		DAVIE FL 33314
4150 SW 66 TER		DAVIE FL 33314
4150 SW 66 TER		DAVIE FL 33314
4151 SW 65 AVE		DAVIE FL 33314
4151 SW 65 AVE	UNIT 186	DAVIE FL 33314
4152 SW 65 AVE		DAVIE FL 33314
4152 SW 65 AVE	UNIT 79	DAVIE FL 33314
4154 SW 65 AVE		DAVIE FL 33314
4154 SW 65 AVE	UNIT 80	DAVIE FL 33314
4154 SW 66 LN	UNIT 111	DAVIE FL 33314
4155 SW 64 AVE		DAVIE FL 33314
4155 SW 64 AVE		DAVIE FL 33314
4156 SW 64 AVE		DAVIE FL 33314
4156 SW 65 AVE		DAVIE FL 33314
4156 SW 65 AVE	UNIT 81	DAVIE FL 33314
4156 SW 66 LN	UNIT 112	DAVIE FL 33314
4156 SW 66 WAY	UNIT 126	DAVIE FL 33314
4158 SW 65 AVE		DAVIE FL 33314
4158 SW 65 AVE	UNIT 82	DAVIE FL 33314
4160 SW 65 AVE		DAVIE FL 33314
4160 SW 65 AVE	UNIT 83	DAVIE FL 33314
4160 SW 66 LN	UNIT 114	DAVIE FL 33314
4162 SW 65 AVE		DAVIE FL 33314
4162 SW 65 AVE	UNIT 84	DAVIE FL 33314
4164 SW 64 AVE		DAVIE FL 33314

SE_8-1-09_Addresses

4164 SW 65 AVE		DAVIE FL 33314
4164 SW 65 AVE	UNIT 85	DAVIE FL 33314
4164 SW 66 WAY	UNIT 130	DAVIE FL 33314
4165 SW 65 AVE	UNIT 207B	DAVIE FL 33314
4166 DAVIE RD		DAVIE FL 33314
4166 SW 64 AVE		DAVIE FL 33314
4166 SW 65 AVE		DAVIE FL 33314
4166 SW 65 AVE	UNIT 86	DAVIE FL 33314
4168 SW 64 AVE		DAVIE FL 33314
4168 SW 65 AVE		DAVIE FL 33314
4168 SW 65 AVE	UNIT 87	DAVIE FL 33314
4175 SW 64 AVE	UNIT 1	DAVIE FL 33314
4175 SW 64 AVE	UNIT 103	DAVIE FL 33314
4175 SW 64 AVE	UNIT 2	DAVIE FL 33314
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4176 SW 64 AVE		DAVIE FL 33314
4178 SW 64 AVE		DAVIE FL 33314
4179 DAVIE RD		DAVIE FL 33314
4179 DAVIE RD	UNIT 201	DAVIE FL 33314
4179 DAVIE RD	UNIT 200	DAVIE FL 33314
4179 DAVIE RD	UNIT 100-1	DAVIE FL 33314
4179 SW 64 AVE		DAVIE FL 33314
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4185 SW 64 AVE		DAVIE FL 33314
4185 SW 64 AVE		DAVIE FL 33314
4188 SW 64 AVE		DAVIE FL 33314
4188 SW 64 AVE		DAVIE FL 33314
4200 SW 63 AVE		DAVIE FL 33314
4200 SW 64 AVE		DAVIE FL 33314
4200 SW 64 AVE		DAVIE FL 33314
4200 SW 65 WAY		DAVIE FL 33314
4201 RODEO WAY		DAVIE FL 33314
4201 SW 64 AVE		DAVIE FL 33314
4201 SW 64 AVE		DAVIE FL 33314
4201 SW 65 WAY		DAVIE FL 33314
4210 SW 63 AVE		DAVIE FL 33314
4216 DAVIE RD		DAVIE FL 33314
4216 SW 64 AVE		DAVIE FL 33314
4216 SW 64 AVE		DAVIE FL 33314
4217 SW 61 AVE		DAVIE FL 33314
4217 SW 62 AVE		DAVIE FL 33314
4217 SW 64 AVE		DAVIE FL 33314
4217 SW 64 AVE	UNIT E & F	DAVIE FL 33314
4217 SW 64 AVE		DAVIE FL 33314
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4217 SW 64 AVE	STE 5	DAVIE FL 33314
4217 SW 64 AVE	STE 3	DAVIE FL 33314
4221 SW 61 AVE		DAVIE FL 33314
4223 DAVIE RD		DAVIE FL 33314
4223 SW 64 AVE		DAVIE FL 33314
4224 SW 63 AVE		DAVIE FL 33314
4224 SW 63 AVE	UNIT 1	DAVIE FL 33314
4224 SW 63 AVE	UNIT 3	DAVIE FL 33314
4224 SW 63 AVE	UNIT 2	DAVIE FL 33314
4224 SW 64 AVE		DAVIE FL 33314
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4232 DAVIE RD		DAVIE FL 33314
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4234 SW 64 AVE		DAVIE FL 33314
4235 SW 62 AVE		DAVIE FL 33314
4235 SW 62 AVE	UNIT EAST	DAVIE FL 33314
4235 SW 62 AVE	UNIT WEST	DAVIE FL 33314
4236 SW 64 AVE		DAVIE FL 33314
4238 SW 64 AVE		DAVIE FL 33314

SE_8-1-09_Addresses

4239 SW 61 AVE		DAVIE FL 33314
4240 SW 63 AVE		DAVIE FL 33314
4240 SW 63 AVE		DAVIE FL 33314
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4261 DAVIE RD		DAVIE FL 33314
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4263 SW 64 AVE		DAVIE FL 33314
4263 SW 64 AVE	UNIT 1	DAVIE FL 33314
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4263 SW 64 AVE	UNIT 3	DAVIE FL 33314
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4264 DAVIE RD		DAVIE FL 33314
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4289 SW 63 AVE		DAVIE FL 33314
4290 SW 62 AVE		DAVIE FL 33314
4292 SW 62 AVE		DAVIE FL 33314
4300 DAVIE RD		DAVIE FL 33314
4301 SW 62 AVE		DAVIE FL 33314
4301 SW 62 AVE		DAVIE FL 33314
4301 SW 64 AVE		DAVIE FL 33314
4310 SW 64 AVE		DAVIE FL 33314
4311 SW 63 AVE		DAVIE FL 33314
4311 SW 63 AVE		DAVIE FL 33314
4313 DAVIE RD		DAVIE FL 33314
4313 SW 64 AVE		DAVIE FL 33314
4313 SW 64 AVE		DAVIE FL 33314
4320 DAVIE RD		DAVIE FL 33314
4320 SW 64 AVE		DAVIE FL 33314
4341 SW 62 AVE		DAVIE FL 33314
4350 SW 62 AVE		DAVIE FL 33314
4352 SW 62 AVE		DAVIE FL 33314
4390 SW 62 AVE		DAVIE FL 33314
4392 SW 62 AVE		DAVIE FL 33314
4401 SW 62 AVE		DAVIE FL 33314
4407 SW 62 AVE		DAVIE FL 33314
4407 SW 62 AVE		DAVIE FL 33314
4411 SW 62 AVE		DAVIE FL 33314
4420 DAVIE RD		DAVIE FL 33314
4420 SW 64 AVE		DAVIE FL 33314
4430 DAVIE RD		DAVIE FL 33314
4430 SW 64 AVE		DAVIE FL 33314
4431 DAVIE RD		DAVIE FL 33314
4431 DAVIE RD		DAVIE FL 33314
4431 DAVIE RD	UNIT 109	DAVIE FL 33314
4431 DAVIE RD	UNIT 114	DAVIE FL 33314
4431 DAVIE RD	UNIT 117	DAVIE FL 33314

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4431 DAVIE RD	UNIT 105	DAVIE FL 33314
4431 DAVIE RD		DAVIE FL 33314
4431 DAVIE RD		DAVIE FL 33314
4431 SW 64 AVE		DAVIE FL 33314
4431 SW 64 AVE	UNIT 100	DAVIE FL 33314
4431 SW 64 AVE	UNIT 101	DAVIE FL 33314
4431 SW 64 AVE	UNIT 109	DAVIE FL 33314
4431 SW 64 AVE	UNIT 113	DAVIE FL 33314
4431 SW 64 AVE	UNIT 113B	DAVIE FL 33314
4431 SW 64 AVE	UNIT 116	DAVIE FL 33314
4431 SW 64 AVE	UNIT 118	DAVIE FL 33314
4431 SW 64 AVE	UNIT 121	DAVIE FL 33314
4431 SW 64 AVE	UNIT 102	DAVIE FL 33314
4431 SW 64 AVE	UNIT 103	DAVIE FL 33314
4431 SW 64 AVE	UNIT 104	DAVIE FL 33314
4431 SW 64 AVE	UNIT 105	DAVIE FL 33314
4431 SW 64 AVE	UNIT 106	DAVIE FL 33314
4431 SW 64 AVE	UNIT 107	DAVIE FL 33314
4431 SW 64 AVE	UNIT 108	DAVIE FL 33314
4431 SW 64 AVE	UNIT 111	DAVIE FL 33314
4431 SW 64 AVE	UNIT 112	DAVIE FL 33314
4431 SW 64 AVE	UNIT 113A	DAVIE FL 33314
4431 SW 64 AVE	UNIT 114	DAVIE FL 33314
4431 SW 64 AVE	UNIT 115	DAVIE FL 33314
4431 SW 64 AVE	UNIT 117	DAVIE FL 33314
4431 SW 64 AVE	UNIT 119	DAVIE FL 33314
4431 SW 64 AVE	STE 113	DAVIE FL 33314
4450 SW 62 AVE		DAVIE FL 33314
4452 SW 62 AVE		DAVIE FL 33314
4453 SW 63 AVE		DAVIE FL 33314
4468 SW 64 AVE		DAVIE FL 33314
4470 SW 64 AVE		DAVIE FL 33314
4480 SW 64 AVE		DAVIE FL 33314
4481 SW 64 AVE		DAVIE FL 33314
4481 SW 64 AVE		DAVIE FL 33314
4483 SW 64 AVE		DAVIE FL 33314
4486 SW 64 AVE		DAVIE FL 33314
4490 SW 64 AVE		DAVIE FL 33314
4491 SW 64 AVE		DAVIE FL 33314
4494 DAVIE RD		DAVIE FL 33314
6100 SW 42 CT		DAVIE FL 33314
6101 SW 42 CT		DAVIE FL 33314
6110 SW 42 CT		DAVIE FL 33314
6110 SW 42 PL		DAVIE FL 33314
6110 SW 43 ST		DAVIE FL 33314
6110 SW 43 ST		DAVIE FL 33314
6111 SW 42 CT		DAVIE FL 33314
6111 SW 42 PL		DAVIE FL 33314
6111 SW 42 PL		DAVIE FL 33314
6111 SW 43 ST		DAVIE FL 33314
6111 SW 43 ST		DAVIE FL 33314
6111 SW 44 ST		DAVIE FL 33314
6120 SW 41 CT		DAVIE FL 33314
6120 SW 42 CT		DAVIE FL 33314
6120 SW 42 PL		DAVIE FL 33314
6120 SW 43 ST		DAVIE FL 33314
6121 SW 42 CT		DAVIE FL 33314
6121 SW 42 PL		DAVIE FL 33314
6121 SW 43 ST		DAVIE FL 33314
6121 SW 44 ST		DAVIE FL 33314
6122 SW 41 CT		DAVIE FL 33314
6122 SW 41 CT		DAVIE FL 33314
6129 SW 41 CT		DAVIE FL 33314
6130 SW 41 CT		DAVIE FL 33314
6130 SW 42 CT		DAVIE FL 33314
6130 SW 42 PL		DAVIE FL 33314
6130 SW 43 ST		DAVIE FL 33314
6131 SW 41 CT		DAVIE FL 33314
6131 SW 42 CT		DAVIE FL 33314
6131 SW 42 PL		DAVIE FL 33314
6131 SW 43 ST		DAVIE FL 33314
6131 SW 44 ST		DAVIE FL 33314

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6140 SW 41 CT		DAVIE FL 33314
6140 SW 41 CT		DAVIE FL 33314
6140 SW 41 CT	UNIT REAR	DAVIE FL 33314
6140 SW 42 CT		DAVIE FL 33314
6140 SW 42 PL		DAVIE FL 33314
6140 SW 43 ST		DAVIE FL 33314
6141 SW 41 CT		DAVIE FL 33314
6141 SW 42 CT		DAVIE FL 33314
6141 SW 42 PL		DAVIE FL 33314
6141 SW 43 ST		DAVIE FL 33314
6141 SW 44 ST		DAVIE FL 33314
6150 SW 41 CT		DAVIE FL 33314
6150 SW 41 CT	UNIT EAST	DAVIE FL 33314
6150 SW 41 CT	UNIT WEST	DAVIE FL 33314
6150 SW 42 CT		DAVIE FL 33314
6150 SW 42 PL		DAVIE FL 33314
6150 SW 43 ST		DAVIE FL 33314
6150 SW 43 ST		DAVIE FL 33314
6150 SW 43 ST		DAVIE FL 33314
6150 SW 44 ST		DAVIE FL 33314
6151 SW 41 CT		DAVIE FL 33314
6151 SW 42 CT		DAVIE FL 33314
6151 SW 42 PL		DAVIE FL 33314
6151 SW 43 ST		DAVIE FL 33314
6151 SW 44 ST		DAVIE FL 33314
6152 SW 42 PL		DAVIE FL 33314
6152 SW 43 ST		DAVIE FL 33314
6152 SW 44 ST		DAVIE FL 33314
6155 SW 43 ST		DAVIE FL 33314
6155 SW 44 ST		DAVIE FL 33314
6155 SW 45 ST		DAVIE FL 33314
6159 SW 45 ST		DAVIE FL 33314
6160 SW 41 CT		DAVIE FL 33314
6160 SW 41 CT	UNIT EAST	DAVIE FL 33314
6160 SW 41 CT	UNIT WEST	DAVIE FL 33314
6160 SW 42 CT		DAVIE FL 33314
6160 SW 42 PL		DAVIE FL 33314
6160 SW 43 ST		DAVIE FL 33314
6160 SW 43 ST		DAVIE FL 33314
6160 SW 44 ST		DAVIE FL 33314
6161 SW 41 CT		DAVIE FL 33314
6161 SW 42 CT		DAVIE FL 33314
6161 SW 42 PL		DAVIE FL 33314
6161 SW 43 ST		DAVIE FL 33314
6161 SW 44 ST		DAVIE FL 33314
6162 SW 42 PL		DAVIE FL 33314
6162 SW 43 ST		DAVIE FL 33314
6162 SW 44 ST		DAVIE FL 33314
6165 SW 43 ST		DAVIE FL 33314
6165 SW 44 ST		DAVIE FL 33314
6170 SW 42 CT		DAVIE FL 33314
6170 SW 42 PL		DAVIE FL 33314
6170 SW 43 ST		DAVIE FL 33314
6170 SW 44 ST		DAVIE FL 33314
6171 SW 42 CT		DAVIE FL 33314
6171 SW 42 PL		DAVIE FL 33314
6171 SW 43 ST		DAVIE FL 33314
6171 SW 44 ST		DAVIE FL 33314
6172 SW 42 PL		DAVIE FL 33314
6172 SW 43 ST		DAVIE FL 33314
6172 SW 44 ST		DAVIE FL 33314
6175 SW 43 ST		DAVIE FL 33314
6175 SW 44 ST		DAVIE FL 33314
6175 SW 45 ST		DAVIE FL 33314
6180 SW 42 CT		DAVIE FL 33314
6180 SW 42 PL		DAVIE FL 33314
6180 SW 43 ST		DAVIE FL 33314
6180 SW 44 ST		DAVIE FL 33314
6181 SW 41 CT		DAVIE FL 33314
6181 SW 42 CT		DAVIE FL 33314
6181 SW 42 PL		DAVIE FL 33314
6181 SW 43 ST		DAVIE FL 33314

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6181 SW 44 ST		DAVIE FL 33314
6182 SW 42 PL		DAVIE FL 33314
6182 SW 43 ST		DAVIE FL 33314
6182 SW 44 ST		DAVIE FL 33314
6183 SW 41 CT		DAVIE FL 33314
6185 SW 43 ST		DAVIE FL 33314
6185 SW 44 ST		DAVIE FL 33314
6190 SW 42 CT		DAVIE FL 33314
6191 SW 42 CT		DAVIE FL 33314
6191 SW 42 PL		DAVIE FL 33314
6191 SW 42 PL		DAVIE FL 33314
6191 SW 45 ST		DAVIE FL 33314
6191 SW 45 ST	UNIT E	DAVIE FL 33314
6191 SW 45 ST	UNIT 2	DAVIE FL 33314
6191 SW 45 ST	UNIT 3	DAVIE FL 33314
6191 SW 45 ST	UNIT 4472	DAVIE FL 33314
6191 SW 45 ST	UNIT 6151A	DAVIE FL 33314
6191 SW 45 ST	UNIT 6157D	DAVIE FL 33314
6191 SW 45 ST	UNIT 6159E	DAVIE FL 33314
6191 SW 45 ST	UNIT 6165H	DAVIE FL 33314
6191 SW 45 ST	UNIT 6167	DAVIE FL 33314
6191 SW 45 ST	UNIT 6171	DAVIE FL 33314
6191 SW 45 ST	UNIT 6173L	DAVIE FL 33314
6191 SW 45 ST	UNIT 6175M	DAVIE FL 33314
6191 SW 45 ST	UNIT 6177N	DAVIE FL 33314
6191 SW 45 ST	UNIT 6179	DAVIE FL 33314
6191 SW 45 ST	UNIT E	DAVIE FL 33314
6191 SW 45 ST	UNIT 4470	DAVIE FL 33314
6191 SW 45 ST	UNIT 6151	DAVIE FL 33314
6191 SW 45 ST	UNIT 6153B	DAVIE FL 33314
6191 SW 45 ST	UNIT 6157	DAVIE FL 33314
6191 SW 45 ST	UNIT 6159	DAVIE FL 33314
6191 SW 45 ST	UNIT 6163	DAVIE FL 33314
6191 SW 45 ST	UNIT 6163G	DAVIE FL 33314
6191 SW 45 ST	UNIT 6169J	DAVIE FL 33314
6191 SW 45 ST	UNIT P	DAVIE FL 33314
6191 SW 45 ST	UNIT 4468	DAVIE FL 33314
6191 SW 45 ST		DAVIE FL 33314
6200 SW 42 ST		DAVIE FL 33314
6201 SW 41 CT		DAVIE FL 33314
6201 SW 41 CT	UNIT EAST	DAVIE FL 33314
6201 SW 41 CT	UNIT WEST	DAVIE FL 33314
6211 SW 45 ST		DAVIE FL 33314
6215 SW 45 ST		DAVIE FL 33314
6217 SW 45 ST		DAVIE FL 33314
6220 SW 41 CT		DAVIE FL 33314
6220 SW 41 PL		DAVIE FL 33314
6230 SW 41 CT		DAVIE FL 33314
6230 SW 41 CT	UNIT EAST	DAVIE FL 33314
6230 SW 41 CT	UNIT WEST	DAVIE FL 33314
6230 SW 41 PL		DAVIE FL 33314
6240 SW 41 CT		DAVIE FL 33314
6240 SW 41 PL		DAVIE FL 33314
6247 SW 43 ST		DAVIE FL 33314
6250 SW 41 PL		DAVIE FL 33314
6251 SW 41 CT		DAVIE FL 33314
6260 SW 41 PL		DAVIE FL 33314
6261 SW 41 PL		DAVIE FL 33314
6270 SW 41 PL		DAVIE FL 33314
6271 SW 41 PL		DAVIE FL 33314
6281 SW 41 CT		DAVIE FL 33314
6281 SW 41 CT	UNIT WEST	DAVIE FL 33314
6281 SW 41 CT	UNIT EAST	DAVIE FL 33314
6291 SW 41 CT		DAVIE FL 33314
6291 SW 41 CT	UNIT EAST	DAVIE FL 33314
6291 SW 41 CT	UNIT WEST	DAVIE FL 33314
6300 SW 41 CT		DAVIE FL 33314
6300 SW 41 PL		DAVIE FL 33314
6301 SW 41 PL		DAVIE FL 33314
6310 SW 41 CT		DAVIE FL 33314
6310 SW 41 PL		DAVIE FL 33314
6311 SW 41 CT		DAVIE FL 33314

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6311 SW 41 PL		DAVIE FL 33314
6311 SW 45 ST		DAVIE FL 33314
6320 SW 41 PL		DAVIE FL 33314
6321 SW 41 PL		DAVIE FL 33314
6330 SW 41 CT		DAVIE FL 33314
6330 SW 41 PL		DAVIE FL 33314
6330 SW 41 ST		DAVIE FL 33314
6331 SW 41 CT		DAVIE FL 33314
6331 SW 41 PL		DAVIE FL 33314
6340 SW 41 PL		DAVIE FL 33314
6341 SW 41 PL		DAVIE FL 33314
6350 SW 41 CT		DAVIE FL 33314
6351 SW 41 PL		DAVIE FL 33314
6360 SW 41 PL		DAVIE FL 33314
6361 SW 41 PL		DAVIE FL 33314
6425 SW 45 ST		DAVIE FL 33314
6425 SW 45 ST		DAVIE FL 33314
6440 SW 42 ST		DAVIE FL 33314
6446 SW 42 ST		DAVIE FL 33314
6450 SW 42 ST		DAVIE FL 33314
6451 SW 45 ST		DAVIE FL 33314
6451 SW 45 ST		DAVIE FL 33314
6500 SW 41 CT		DAVIE FL 33314
6500 SW 41 CT	UNIT 88	DAVIE FL 33314
6500 SW 41 CT		DAVIE FL 33314
6500 SW 41 PL		DAVIE FL 33314
6500 SW 41 PL	UNIT 166	DAVIE FL 33314
6500 SW 41 PL		DAVIE FL 33314
6501 SW 41 CT		DAVIE FL 33314
6501 SW 41 CT	UNIT 167	DAVIE FL 33314
6501 SW 41 PL		DAVIE FL 33314
6501 SW 45 ST		DAVIE FL 33314
6504 SW 41 CT		DAVIE FL 33314
6504 SW 41 CT	UNIT 89	DAVIE FL 33314
6504 SW 41 PL		DAVIE FL 33314
6504 SW 41 PL	UNIT 165	DAVIE FL 33314
6505 SW 41 CT		DAVIE FL 33314
6505 SW 45 ST		DAVIE FL 33314
6505 SW 45 ST		DAVIE FL 33314
6505 SW 45 ST		DAVIE FL 33314
6507 SW 45 ST		DAVIE FL 33314
6508 SW 41 CT		DAVIE FL 33314
6508 SW 41 CT	UNIT 90	DAVIE FL 33314
6508 SW 41 PL		DAVIE FL 33314
6509 SW 41 CT		DAVIE FL 33314
6509 SW 45 ST		DAVIE FL 33314
6509 SW 45 ST		DAVIE FL 33314
6510 ORANGE DR		DAVIE FL 33314
6511 SW 45 ST		DAVIE FL 33314
6512 SW 41 CT		DAVIE FL 33314
6512 SW 41 CT	UNIT 91	DAVIE FL 33314
6512 SW 41 PL		DAVIE FL 33314
6512 SW 41 PL	UNIT 163	DAVIE FL 33314
6513 SW 41 CT		DAVIE FL 33314
6513 SW 41 CT	UNIT 170	DAVIE FL 33314
6516 SW 41 CT		DAVIE FL 33314
6516 SW 41 CT	UNIT 92	DAVIE FL 33314
6516 SW 41 PL		DAVIE FL 33314
6516 SW 41 PL	UNIT 162	DAVIE FL 33314
6517 SW 41 CT		DAVIE FL 33314
6517 SW 41 CT	UNIT 171	DAVIE FL 33314
6520 SW 41 CT		DAVIE FL 33314
6520 SW 41 CT	UNIT 93	DAVIE FL 33314
6520 SW 41 PL		DAVIE FL 33314
6520 SW 41 PL	UNIT 161	DAVIE FL 33314
6521 SW 41 CT		DAVIE FL 33314
6521 SW 41 CT	UNIT 172	DAVIE FL 33314
6524 SW 41 CT		DAVIE FL 33314
6524 SW 41 CT	UNIT 94	DAVIE FL 33314
6524 SW 41 PL	UNIT 160	DAVIE FL 33314
6524 SW 41 PL		DAVIE FL 33314
6528 SW 41 CT		DAVIE FL 33314

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6528 SW 41 CT	UNIT 95	DAVIE FL 33314
6532 SW 41 CT		DAVIE FL 33314
6532 SW 41 CT	UNIT 96	DAVIE FL 33314
6536 SW 41 CT		DAVIE FL 33314
6536 SW 41 CT	UNIT 97	DAVIE FL 33314
6541 SW 41 CT		DAVIE FL 33314
6541 SW 41 CT	UNIT 173	DAVIE FL 33314
6545 SW 41 CT		DAVIE FL 33314
6545 SW 41 CT	UNIT 174	DAVIE FL 33314
6549 SW 41 CT		DAVIE FL 33314
6549 SW 41 CT	UNIT 175	DAVIE FL 33314
6550 SW 41 CT		DAVIE FL 33314
6550 SW 41 CT	UNIT 98	DAVIE FL 33314
6553 SW 41 CT		DAVIE FL 33314
6553 SW 41 CT	UNIT 176	DAVIE FL 33314
6554 SW 41 CT		DAVIE FL 33314
6554 SW 41 CT	UNIT 99	DAVIE FL 33314
6557 SW 41 CT		DAVIE FL 33314
6557 SW 41 CT	UNIT 177	DAVIE FL 33314
6558 SW 41 CT		DAVIE FL 33314
6558 SW 41 CT	UNIT 100B	DAVIE FL 33314
6561 SW 41 CT		DAVIE FL 33314
6562 SW 41 CT		DAVIE FL 33314
6562 SW 41 CT	UNIT 101	DAVIE FL 33314
6565 SW 41 CT		DAVIE FL 33314
6565 SW 41 CT	UNIT 179	DAVIE FL 33314
6566 SW 41 CT		DAVIE FL 33314
6566 SW 41 CT	UNIT 102	DAVIE FL 33314
6569 SW 41 CT		DAVIE FL 33314
6569 SW 41 CT	UNIT 180	DAVIE FL 33314
6570 SW 41 CT		DAVIE FL 33314
6570 SW 41 CT	UNIT 103	DAVIE FL 33314
6573 SW 41 CT		DAVIE FL 33314
6573 SW 41 CT	UNIT 181	DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
6591 SW 45 ST		DAVIE FL 33314
7450 ORANGE DR		DAVIE FL 33314

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NAME_LINE	ADDRESS_LI	ADDRESS_1
4168 SW 65 AVE LAND TR	4168 SW 65 AVE	DAVIE FL33314
ABSHIRE,AMY	6120 SW 42 CT	DAVIE FL33314
AFFORDABLE MORTGAGE & LOAN	11466 SW 22 CT	DAVIE FL33325
ALAYO,LINO & TASLIMUN	611 NW 74 AVE	PLANTATION FL33317
ALAYO,TASLIMUN &	611 NW 74 AVE	PLANTATION FL33317
ANGELLA,CATHERINE TR	PO BOX 1805	DANIA BEACH FL33004
ANSBAUGH,RICHARD M & MARIA	16201 SW 49 ST	DAVIE FL33331
ARANA,JOSE & CARMEN	4150 SW 65 AVE #78	DAVIE FL33314
ARBETELLI,PAUL	6130 SW 42 CT	DAVIE FL33314
ARGUETA,JUAN CARLOS &	6311 SW 41 CT	DAVIE FL33314
BAGRAJ,MIRANDA	6565 SW 41 CT UNIT 179	DAVIE FL33314
BAMBERSKI,KATHLEEN	6562 SW 41 CT #101	DAVIE FL33314
BARGEN,CATHERINE	6509 SW 41 CT UNIT 169	DAVIE FL33314
BAUM,JANICE TRSTEE	PO BOX 2877	NEW SMYRNA BEACH FL32170
BELTRAN,AMANDA MORIN &	4164 SW 65 AVE #85	DAVIE FL33314
BENEVENTO,VINCENT	14161 SW 17 ST	DAVIE FL33325
BICKFORD,ALAN &	2191 OLEANDER ST	ST JAMES CITY FL33956
BLANCO,EULALIO &	8260 SW 39 ST	MIAMI FL33155
BO,STEVE 1/2 INT EA	6553 SW 41 CT	DAVIE FL33314
BORDES,MERLY &	4617 SW 38TH TER	FORT LAUDERDALE FL33312
BRADY,ROBERT &	6569 SW 41 CT	DAVIE FL33314
BRENTWOOD WEST TOWNHOUSES &	4150 SW 66 TER	DAVIE FL33314
BROWN,RUBY	4200 SW 63RD AVE	DAVIE FL33314
BROWNE,GREGG	6251 SW 41 CT	DAVIE FL33314
BURGANOVA,EVGENIYA VIKTOROVNA	4162 SW 65 AVE	DAVIE FL33314
BUSIER,JUDITH A	6230 SW 41 ST	DAVIE FL33314
BUTLER,JENNIFER L	6211 ORANGE DR	DAVIE FL33314
BYCZEK,WILLIAM REV LIV TR	2101 NOVA VILLAGE DR	DAVIE FL33317
BYERS,CLINT &	4126 SW 65 AVE	DAVIE FL33314
CAI,JIAN HE & IP,MAN BIU	6550 SW 41 CT	DAVIE FL33314
CANAKIS,GLENDA	485 SE 26 DR	HOMESTEAD FL33033
CANAS,IDA	6545 SW 41 CT	DAVIE FL33314
CASPANELLO,JOHN &	4280 SW 64 AVE	DAVIE FL33314
CASTRO,ELIZABETH TRSTEE LE	PO BOX 290455	DAVIE FL33329
CERULLI,CHRISTIAN &	1750 W OAK KNOLL CIR	DAVIE FL33324
CLAUSER,DANNY	6161 SW 44 ST	DAVIE FL33314
CLAY,FLORENCE A	6151 SW 42 PL	DAVIE FL33314
COLLINS,WENDY	6513 SW 41 CT UNIT 170	DAVIE FL33314
COOK,SUSAN M	4210 SW 63RD AVE	DAVIE FL33314
CORCHADO,SATURNINO	4256 SW 63RD AVE	DAVIE FL33314
DAVIE LODGE 1798	4483 SW 64 AVE	DAVIE FL33314
DAVIE PROFESSIONAL BLDG INC	4179 DAVIE ROAD #200	DAVIE FL33314
DAVIE ROAD DOWNTOWN LLC	8490 S STATE ROAD 84	DAVIE FL33324
DAVIS,MELVIN & MARY	12100 PARK DR	HOLLYWOOD FL33026
DEJEU,DANIEL & ILENUTA	6310 SW 41 CT	DAVIE FL33314
DEMAURO,PATRICK A 1/2 INT	4156 SW 65 AVE APT 81	DAVIE FL33314
DETORRES,MARGARET REV TR	PO BOX 1805	DANIA BEACH FL33004
DEVEN & DAMIEN CORP	PO BOX 245236	DAVIE FL33024
DGK DEVELOPMENT LLC	4407 SW 62 AVE	DAVIE FL33314
DOHOHUE,NANCY	6524 SW 41 CT UNIT 94	DAVIE FL33314
DOMBROSKI,PAUL A	6121 SW 42 CT	DAVIE FL33314
DONAHUE,LINDA A 1/2 INT EA	6331 SW 41 PL	DAVIE FL33314
DOWNTOWN DAVIE DEVELOPMENT	2924 DAVIE RD STE 202	DAVIE FL33314
E A P MANAGEMENT CORP	2501 HOLLYWOOD BLVD STE 220	HOLLYWOOD FL33020
EAST DAVIE CO	4740 SW 72 AVE	DAVIE FL33314
EMERSON,MICHAEL J	27 GLEN COVE DR	ARDEN NC28704
ERENSTOFT,KIM L	4143 SW 65 AVE APT 185	DAVIE FL33314
ETIMEMINT LLC D/B/A KENTWOOD	PO BOX 291918	DAVIE FL33329
FELIX,WILLIAM &	6150 SW 41 CT	DAVIE FL33314
FERNLAND,JULIE ANN	6110 SW 42 CT	DAVIE FL33314
FERRARA,NEIL	5281 SW 93 AVE	DAVIE FL33328
FIOL,VICTOR E & VELINDA YANETH	6170 SW 42 PL	DAVIE FL33314
FIRST STATES INVESTORS 4000C LLC	PO BOX 167129	IRVING TX75016
FISHER CALVIN E & TRISHA D &	2431 NASSAU LN	FORT LAUDERDALE FL33312
FISHER,CALVIN E &	15431 SW 31 ST	DAVIE FL33331
FRANCHISE REALTY INTERSTATE CORP	113 SW 11 CT STE C	FORT LAUDERDALE FL33315
FRERET INC	4125 SW 64 AVE	DAVIE FL33314
FUQUENE,EDGAR &	6516 SW 41 CT #92	DAVIE FL33314
G & B DIVERSIFIED I L L P	10707 SW 51 ST	DAVIE FL33328
GARRETT,ARLIE J	6301 SW 41 PL	DAVIE FL33314
GARRETT,STEVEN S	6350 SW 1 CT	PEMBROKE PINES FL33023

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GATES,CYNTHIA	6508 SW 41 CT	DAVIE	FL33314
GAVINO INVESTMENTS LLC	230 S DIXIE HWY	BOCA RATON	FL33432
GILL REALTY INC	4900 S DAVIE RD	DAVIE	FL33314
GILL,HULLY R	4900 S DAVIE ROAD	DAVIE	FL33314
GILL,THOMAS F & CAROLYN C	4900 SW 64 AVE	DAVIE	FL33314
GIUSTRA,ALFREDO	6300 SW 41 PL	DAVIE	FL33314
GOMAN,TECHLER &	6181 SW 41 CT	DAVIE	FL33314
GONZALEZ,ROSE ANN	6561 SW 41 CT UNIT 178	DAVIE	FL33328
GOOD-BOUNDY,CHRISTINE	5060 SW 43 TER	DANIA BEACH	FL33314
GORDON,DEBRA A	5910 SW 55 ST	DAVIE	FL33314
GRABOWSKI,JOSEPH J & SHARON D &	2431 NASSAU LANE	FORT LAUDERDALE	FL33312
GRAY-BROMFIELD,CHARLENE M 1/2INT	4132 SW 65 AVE	DAVIE	FL33314
GRIFFIN,A D SR & MARY C	6143 ORANGE DR	DAVIE	FL33314
GRIFFIN,ALFRED D JR	6211 ORANGE DR	DAVIE	FL33314
GRIFFIN,CHARLES A 1/2 INT	6141 SW 42 CT UNIT 5	DAVIE	FL33314
GRIFFIN,DOROTHY J TR	5713 SW 57 PL	DAVIE	FL33314
GRIFFIN,GERALD J JR	6171 SW 42 PL	DAVIE	FL33314
GRIFFITH,JAMES & MONA	4156 SW 64 AVE	DAVIE	FL33314
H & G TRUST #1	4900 SW 64 AVE	DAVIE	FL33314
HALL,JOSEPH W & LINDA D	6330 SW 41 ST	DAVIE	FL33314
HANIFF,MOHAMED MASHUD REV TR	13611 SW LURAY ROAD	DAVIE	FL33330
HANSEN,RAYMOND &	1849 LOCUST ST	SIMI VALLEY	CA93063
HART,MELINDA	6321 SW 41 PL	DAVIE	FL33314
IGWE,PATRICIA OBIAGELI ONONUJU	6190 SW 42 CT	DAVIE	FL33314
J D C HOLDINGS LLC	6450 SW 42 ST	DAVIE	FL33314
JANIGIAN,PETER GARY	4581 WESTON ROAD #171	DAVIE	FL33331
JARAMILLO,LUCELY &	6557 SW 41 CT #177	DAVIE	FL33314
JOHNS,ROBERT W &	4311 SW 63 AVE	DAVIE	FL33314
JOHNSON,DINA M &	2924 DAVIE RD SUITE 202	DAVIE	FL33314
JOHNSON,VINCENT & ANGELA	GRANT & DUNMORE ST	*HARBOUR ISLAND	BS
JONG,SEW FUNG	3651 SW 58 TER	DAVIE	FL33314
JURZYK,ROBERT P	6160 SW 41 CT	DAVIE	FL33314
KELLER-JONES,JANIS	8731 NW 10 ST	DAVIE	FL33024
KIEVET,WILLIAM	4248 SW 63 AVE	DAVIE	FL33314
KING,SUSAN	6191 SW 42 CT	DAVIE	FL33314
KLOES,RICHARD	6170 SW 42 CT	DAVIE	FL33314
KORP,DAVID A &	1150 NW 77 WAY	PEMBROKE PINES	FL33024
KRAUS,CHARLES L	4221 SW 61 AVE	DAVIE	FL33314
KRONK,MICHAEL &	6511 SW 45 ST	DAVIE	FL33314
L & E RLTY LLC	6330 SW 41 CT	DAVIE	FL33314
LAKHRAM,DEXTER	6260 SW 41 PL	DAVIE	FL33314
LARRAHONDO,LEONARDO &	8500 GATEHOUSE ROAD	DAVIE	FL33324
LASALLE BANK NA TRSTEE	P O BOX 1630	PORTLAND	OR97207
LAVOIE,CAROLYN &	10263 SW 58 ST	COOPER CITY	FL33328
LDG CORP	4490 SW 64 AVE	DAVIE	FL33314
LEVIN,ALAN &	1620 NW 82 TER	PLANTATION	FL33322
LOPEZ,JOSE L &	234 ADAMS LAKE DR	LAWRENCEVILLE	GA30045
LOVERN,MARIE	6220 SW 41 PL	DAVIE	FL33314
LOWE,THERESSA &	6151 SW 42 CT	DAVIE	FL33314
LOWRY,GLENN A	6528 SW 41 CT APT 95	DAVIE	FL33314
LUNDRY,ERLAN & JOAN	8712 SHERATON DR	MIRAMAR	FL33025
MACHA,JAMES P	4241 SW 61 AVE	DAVIE	FL33314
MANN,RICHARD	6131 SW 42 CT	DAVIE	FL33314
MARRERO,HILARIO	6191 SW 42 PL	DAVIE	FL33314
MARTIN,ROBERT W	6110-6120 SW 43 ST	DAVIE	FL33314
MASETH,ALBERT E 1/2 INT	6320 SW 41 PL	DAVIE	FL33314
MAYO,CHRISTINA M	1207 SW 87 TER	DAVIE	FL33324
MCCONNELL,REBECCA &	6341 SW 41 PL	DAVIE	FL33314
MEARS,BILL J	6340 SW 41 PL	DAVIE	FL33314
MEARS,PAULINE	6171 SW 42 CT	DAVIE	FL33314
MEARS,WALTER	7350 SW 39 ST	DAVIE	FL33314
MELO,MARTIN 1/2 INT EA	6180 SW 42 CT	DAVIE	FL33314
MILLER-DAVID,BRIDGETTE	4134 SW 65 AVE	DAVIE	FL33314
MIZE,JACK K TR	4481 SW 67 AVE	DAVIE	FL33314
MONACO,MICHAEL ANTHONY	6566 SW 41 CT	DAVIE	FL33314
MONROY,LUIS	4151 SW 65 AVE	DAVIE	FL33314
MONTEALEGRE,ERICK ALBERTO &	6141 SW 41 CT	DAVIE	FL33314
MONTELLANICO,AMY F	4154 SW 65 AVE UNIT 10-80	DAVIE	FL33314
MOREAU,KEITH A	4210 NE 22ND AVE	LIGHTHOUSE POINT	FL33064
MRT INVESTMENTS	5901 SW 44 ST	DAVIE	FL33314
MUNNIAL,CYNTHIA &	4810 SW 58 AVE	DAVIE	FL33314
MUSGROVE,JAMES MARTIN	4280 SW 63 AVE	DAVIE	FL33314

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NEWTON,PATTIE GENE	6250 SW 41 PL	DAVIE	FL33314
OPILA,FREDERICK	6111 SW 42 CT	DAVIE	FL33314
OSORIO,CESAR & AMPARO	1114 WATERSIDE CIR	WESTON	FL33327
OXFORD CAPITAL CORP TR	1322 MADISON ST	HOLLYWOOD	FL33019
OXLAJ,LUCRECIA	2440 SW 81 AVE #102	DAVIE	FL33324
PANARIELLO,EDWARD &	2905 WINDMILL RANCH ROAD	DAVIE	FL33331
PARDO,HECTOR & ELAINE I	6536 SW 41 CT	DAVIE	FL33314
PERDOMO,JOSE R	6532 SW 41 CT #96	DAVIE	FL33314
PEREZ,ALEXIS &	304 BUBBLING BROOK DR	HUTTO	TX78634
PERSONS,JAMES I & JUDITH C	8404 NW 57 CT	TAMARAC	FL33321
PHELPS,LAURIE A	6271 SW 41 PL	DAVIE	FL33314
PIPER,R C & AMY L	6311 SW 41 PL	DAVIE	FL33314
PIRTLE,JAMES III	6161 SW 42 CT	DAVIE	FL33314
PROFESSIONAL LASER CENTER INC	6360 SW 41 PL	DAVIE	FL33314
RAFAEL,THOMAS	1824 NW 108 AVE	PLANTATION	FL33322
REO PROPERTIES CORP	12650 INGENUITY DR	ORLANDO	FL32826
REYES,OSCAR &	4140 SW 65 AVE UNIT 9-77	DAVIE	FL33314
RICKETTS,CHARLES & MARY JO	4231 SW 61 AVE	DAVIE	FL33314
RIVERA-MARIN,GLORIA A	4130 SW 65 AVE	DAVIE	FL33314
ROERO,RANDOLPH & CONSTANCE	6331 SW 41 CT	DAVIE	FL33314
ROISMAN,MAURICE & SHERRIE L	6520 SW 41 PL	DAVIE	FL33314
ROMERO,CAMILO	4124 SW 65 AVE APT 69	DAVIE	FL33314
ROMINA II CORP	1911 HARRISON ST	HOLLYWOOD	FL33020
SALINAS,JUAN G & MARIA G	6549 SW 41 CT	DAVIE	FL33314
SANCHEZ,JOSE	6500 SW 41 PL	DAVIE	FL33314
SCHMITH,JEANETTE A	6310 SW 41 PL	DAVIE	FL33314
SCHOENBERG,MICHAEL A & N LEE	6160 SW 42 CT	DAVIE	FL33314
SCHWARTZ,GARY	6240 SW 41 PL	DAVIE	FL33314
SELIGMAN,JERRY LIV TR &	8400 PASADENA BLVD	DAVIE	FL33024
SHAW,HENRY CHARLES & BARBARA	129 AMARYLLIS LN	DEFUNIAK SPRINGS	FL32433
SHIMKO,DENNIS	6161 SW 42 PL	DAVIE	FL33314
SIDELL INVESTMENTS LLC	11020 SW 23 ST	DAVIE	FL33324
SIMPSON,GUY R	6508 SW 41 PL APT 164	DAVIE	FL33314
SMITH,THELMA	6101 SW 42 CT	DAVIE	FL33314
SMITH,W M & NORMA	4138 SW 65 AVE	DAVIE	FL33314
SOTO,EFRAIN J	4122 SW 65 AVE	DAVIE	FL33314
SOUTH FLORIDA REALTY ASSOCIATES	7 W 51 ST	NEW YORK	NY10019
SOUTHERN BELL TEL & TEL CO	1155 PEACHTREE ST NE RM 15H08	ATLANTA	GA30309
SPAFFORD,BARBARA	6151 SW 44 ST	DAVIE	FL33314
STONER,JAMES D	4341 SW 62 AVE	DAVIE	FL33314
T & T INVESTMENT GROUP INC	2031 W OAKLAND PARK BLVD	FORT LAUDERDALE	FL33311
T GILL PROPERTIES LLC	4900 SW 64 AVE	DAVIE	FL33314
TAMASI,JUAN A	6504 SW 41 CT #89	DAVIE	FL33314
TARIRA,EUGENIA R	15895 SW 49 CT	MIRAMAR	FL33027
TAYLOR,CONRAD B	6240 SW 41 CT	DAVIE	FL33314
TERWILLIGER,GRANT R	4249 SW 62 AVE	DAVIE	FL33314
THE GREATER DAVIE/COOPER CITY	4185 SW 64 AVE	DAVIE	FL33314
THOMPSON,BRIAN J &	6520 SW 41 CT	DAVIE	FL33314
TIISLER, CHARLOTTE	6181 SW 42 CT	DAVIE	FL33314
TOP VIDEO & PRODUCTIONS USA	120 NW 29 ST	MIAMI	FL33127
TORREALBA,BELKIS	6500 SW 41 CT UNIT 88	DAVIE	FL33314
TORRES,CAROL D &	3322 ARTHUR ST	HOLLYWOOD	FL33021
TRENTACOSTI,ANTHONY &	1125 E 73 ST APT 1	BROOKLYN	NY11234
TUBACH MOTORS INC	4301 SW 64 AVE	DAVIE	FL33314
TUREK,JUDITH &	126 E 15 ST	HIALEAH	FL33010
UNITED CEREBRAL PALSY	2700 W 81 ST	HIALEAH	FL33016
VALDIVIEZO,TELMA	4217 SW 61 AVE	DAVIE	FL33314
VANDER STEEG, VINCENT & DAWN	6504 SW 41 PL	DAVIE	FL33314
VARIN,DONNA MARIE	4239 SW 61 AVE	DAVIE	FL33314
VASQUEZ,OSCAR	6573 SW 41 CT	DAVIE	FL33314
VELEZ,MARIA	4136 SW 65 AVE	DAVIE	FL33314
VINASCO,JOSE A &	6521 SW 41 CT UNIT 172	DAVIE	FL33314
VLADOIU,EUGENE & DONNA	6330 SW 41 PL	DAVIE	FL33314
VRABLIC,MICHAEL E & BARBARA	4217 SW 62ND AVE	DAVIE	FL33314
WADE,DWAYNE & DALINE R	4166 SW 65 AVE	DAVIE	FL33314
WARD,PATRICIA S	6261 SW 41 PL	DAVIE	FL33314
WARD,STEVEN	6230 SW 41 PL	DAVIE	FL33314
WEBBER & HINDEN HOLDING CORP	PO BOX 8549	PEMBROKE PINES	FL33084
WEIMER,SAMUEL CARL	6450 SW 42 ST	DAVIE	FL33314
WELLS FARGO BANK TRSTEE	4837 WATT AVE STE 200	NORTH HIGHLANDS	CA95660
WHITMAN,DREW & MICHELLE	6270 SW 41 PL	DAVIE	FL33314
WILKINS,PAMILA W &	4273 SW 62 AVE	DAVIE	FL33314

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WILLIAMS,JACQUELINE L	16 SCHERER PL	ROOSEVELT	NY11575
WILLIAMS,SYDNEY L	4390 SW 62 AVE	DAVIE	FL33314
WILSON,BRETT A	6201 SW 41 CT	DAVIE	FL33314
ZACKS OIL ENTERPRISES LLC	10428 LAUREL RD	FORT LAUDERDALE	FL33328
ZURKO,CHAD	6558 SW 41 CT UNIT 100	DAVIE	FL33314

MEETING NOTICE

From: Kent and Cormican, P.A. Date: September 1, 2009
110 SE 6th Street, Suite 1970
Fort Lauderdale, Florida 33301

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to an application for a special permit for a property located at 4252 Davie Road, Davie, Florida 33314. The special permit is sought pursuant to §12-503 for operation of a business that intends to offer astrology/fortunetelling services at the aforementioned address.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: September 8, 2009
Time: 7:00 pm – 8:00 pm
Location: Town Hall Community Room – Town Hall Complex
6591 Orange Drive
Davie, Florida 33314

Second Citizen Participation Meeting:

Date: September 15, 2009
Time: 4:00 pm – 5:00 pm
Location: Town Hall Community Room – Town Hall Complex
6519 Orange Drive
Davie, Florida 33314

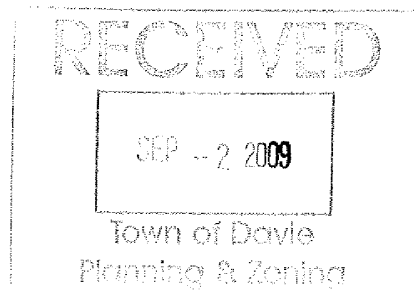
If you wish to submit written comments, please send them to:

Kent and Cormican, P.A.
Attn: Russell Cormican, Esq.
110 SE 6th Street, Suite 1970
Fort Lauderdale, Florida 33301

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

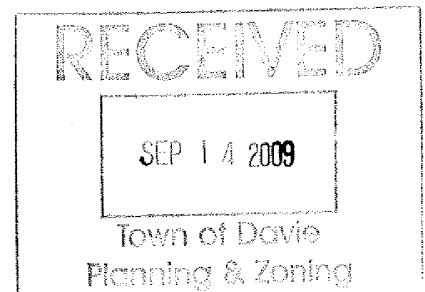
Sincerely,

RUSSELL L. CORMICAN, ESQ.



SIGN IN SHEET
PUBLIC PARTICIPATION MEETING #1
SEPTEMBER 8, 2009 - 7PM-8PM - DAVIE TOWN HALL
SPECIAL PERMIT APPLICATION FOR
4252 DAVIE ROAD, DAVIE, FLORIDA, 33314

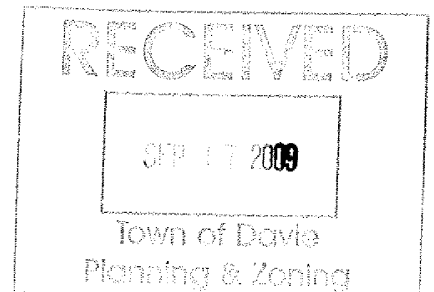
NAME	ADDRESS	PHONE
		954-792-6800
Tom Truex	5220 S Univ Dr Suite 210 Davie, FL 33328	
John Malig	837 NW 110th Ter	954-577-0504



SIGN IN SHEET
PUBLIC PARTICIPATION MEEETING #1
SEPTEMBER 15, 2009 - 4PM-5PM - DAVIE TOWN HALL
SPECIAL PERMIT APPLICATION FOR
4252 DAVIE ROAD, DAVIE, FLORIDA, 33314

NAME _____ ADDRESS _____ PHONE _____

MELINDA HART- SIBURT 6321 SW 41 PL 954-581-4278



SUMMARY OF DISCUSSION
PUBLIC PARTICIPATION MEETING #1
SEPTEMBER 8, 2009 – 7PM-8PM – DAVIE TOWN HALL
SPECIAL PERMIT APPLICATION FOR
4252 DAVIE ROAD, DAVIE, FLORIDA, 33314

SEP 14 2009

Town of Davie
Planning & ZoningMinutes of meeting:

Meeting began promptly at 7:00 pm.

Two persons attended the meeting. Both were present at 7:00 pm when the meeting opened and provided their name/address on the sign in sheet. Their comments were as follows:

Tom Truex – Stated that he owns a vacant lot that is adjacent to the subject property (located to the south). Had questions regarding the nature of the business that would be located there. I explained that the business intended to offer services related to astrological consultation, tarot card interpretation and other spiritual based services, in addition to new age merchandise such as crystals, candles, etc. I also provided some information about my client and his experience operating these types of businesses. He expressed some concern about the impact a business of this nature would have on the surrounding neighborhood, but did not voice any specific problems he felt the business would cause. After the explanation, he stated that he was satisfied with my answers. Mr. Truex left at approximately 7:10 pm.

John Maliff – Stated that he did not own property or reside within 1000 feet of the proposed location, but rather that he had friends who did and he was present to obtain information for them. He stated that his friends were concerned about the level of traffic and the hours of operation of the business. I explained to him that the business did not intend to operate during unreasonable late or early hours, and that the business is not likely to cause any noticeable impact on traffic. I explained that the business model typically only involves one or two customers at a time and therefore impact on parking and traffic would be negligible. He stated that he was satisfied with my explanation. Mr. Maliff left at approximately 7:15 pm.

No other attendees were present between 7:15 pm and 8:00 pm.

The meeting was closed at 8:00 pm.

Summary of letters/
phone calls received:

No letters were received.

One phone call was received from an unknown caller who simply asked for an explanation of why he received the notice and what it meant. He had no comment about the proposed use of the property.

SUMMARY OF DISCUSSION
PUBLIC PARTICIPATION MEETING #2
SEPTEMBER 15, 2009 – 4PM-5PM – DAVIE TOWN HALL
SPECIAL PERMIT APPLICATION FOR
4252 DAVIE ROAD, DAVIE, FLORIDA, 33314

Minutes of meeting:

4:00 – Meeting begins. Donnie Eli (applicant) and Russell Cormican (attorney) were both present.

4:00 – Melinda Hart-Siburt was present at the beginning of the meeting. She resides within 1000 feet of the subject property. She had questions about what type of business the permit was for. She asked if it would be similar to a business that offers psychic readings, known as “Griffin’s Loft”, located on University Drive in Davie. Ms. Hart-Siburt indicated that she was a patron of that business and attends functions there regularly. I explained the similarities and differences of that business and Mr. Eli’s business. She also had questions about how Mr. Eli planned to decorate the business and was assured that he intended to make it very aesthetically pleasing, and in fact has already made several improvements to the exterior of the building. Ms. Hart-Siburt appeared supportive of Mr. Eli’s efforts and did not oppose his application for special permit.

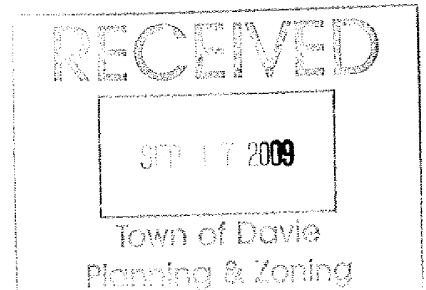
No other persons appeared at the meeting.

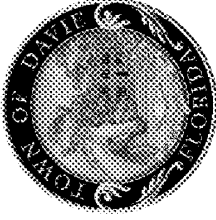
5:00 – The meeting was closed.

Summary of letters/
phone calls received:

No letters were received.

No phone calls were received.





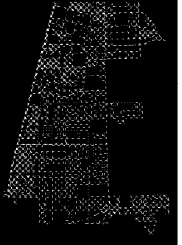
Land Use Existing



Exhibit 7 (Future Land Use Plan Map)



100 ft



Subject Site

Regional Activity Center

Regional Activity Center



GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume



- ☐ Zoning
- ☐ Streets
- ☐ Buildings Davie
- ☐ Parcels
- DEDICATION OWNERSHIP
- PRIVATE ROAD, PRIVATE, LOCAL OWNED
 - PUBLIC, OWNER NOT SPECIFIED
 - PUBLIC, COUNTY OWNED
 - PUBLIC, LOCAL OWNED
 - PUBLIC, STATE OWNED
 - DEDICATION NOT LISTED
 - DEDICATION NEEDS VERIFICATION

Exhibit 8 (Zoning Map)



100 ft



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